

BUILD-TO-SUIT COMMERCIAL SPACE

6280 N BLACK CAT RD

MERIDIAN, ID 83646



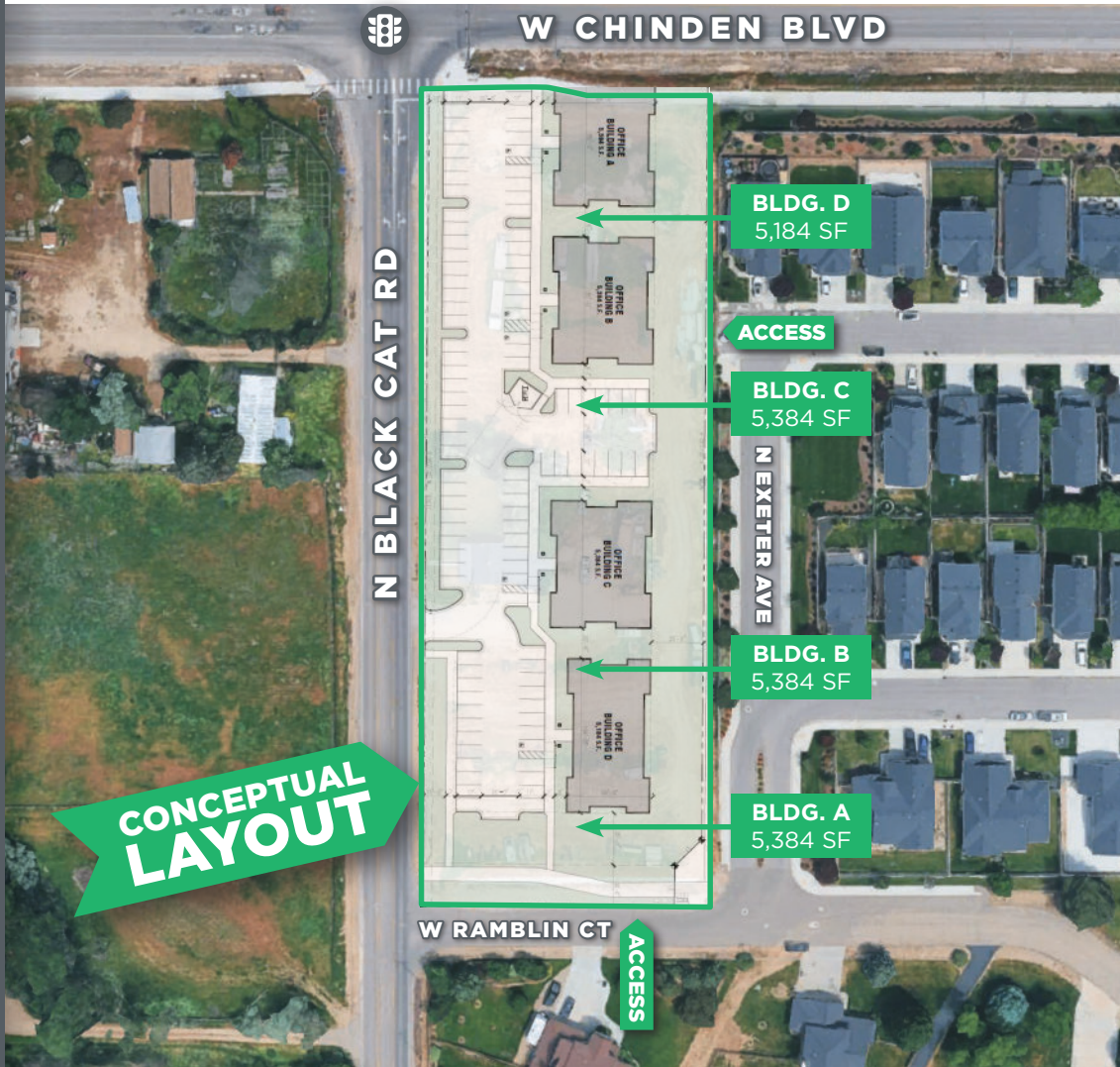
PROPERTY INFORMATION

ADDRESS	6280 N Black Cat Rd Meridian, ID 83646
PARCEL SIZE	2.47 Acres
ZONING	L-O
AVAILABLE SPACE	±1,200-13,000 SF
LEASE RATE	Build-To-Suit, or Ground Lease; CONTACT AGENT FOR DETAILS!

HIGHLIGHTS

- Build-To-Suit commercial leasing opportunity in Meridian
- Located in northwest Meridian, one of the most coveted, fastest-growing submarkets in the Treasure Valley
- Conceptual layout features four buildings:
 - ± 5,000 SF subject to change based on buyers preference
- Excellent population demographics for personal and professional service users
- Frontage on Chinden Blvd (Highway 20/26); 0.5 miles from the recently-improved Highway 16 expressway
- Traffic counts of 27,905 VPD on Chinden Blvd (3/2025)
- List of potential uses on next page

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.



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POTENTIAL L-O USES:

Including, but not limited to:

PERSONAL SERVICES:

- Gym/recreation center*
- Daycare/pre-school
- Children's play center
- Pet services
- Hair salon
- Spa/massage therapy

PROFESSIONAL SERVICES:

- General office
- Insurance agency
- Real estate office
- Tax and financial services
- Dental office
- Medical clinic
- Financial services
- Physical therapy clinic
- Chiropractic clinic
- Tutoring services
- Engineering and architecture
- Graphic design
- Law practice
- Media advisor
- Photography studio

**Will require Conditional Use Permit*



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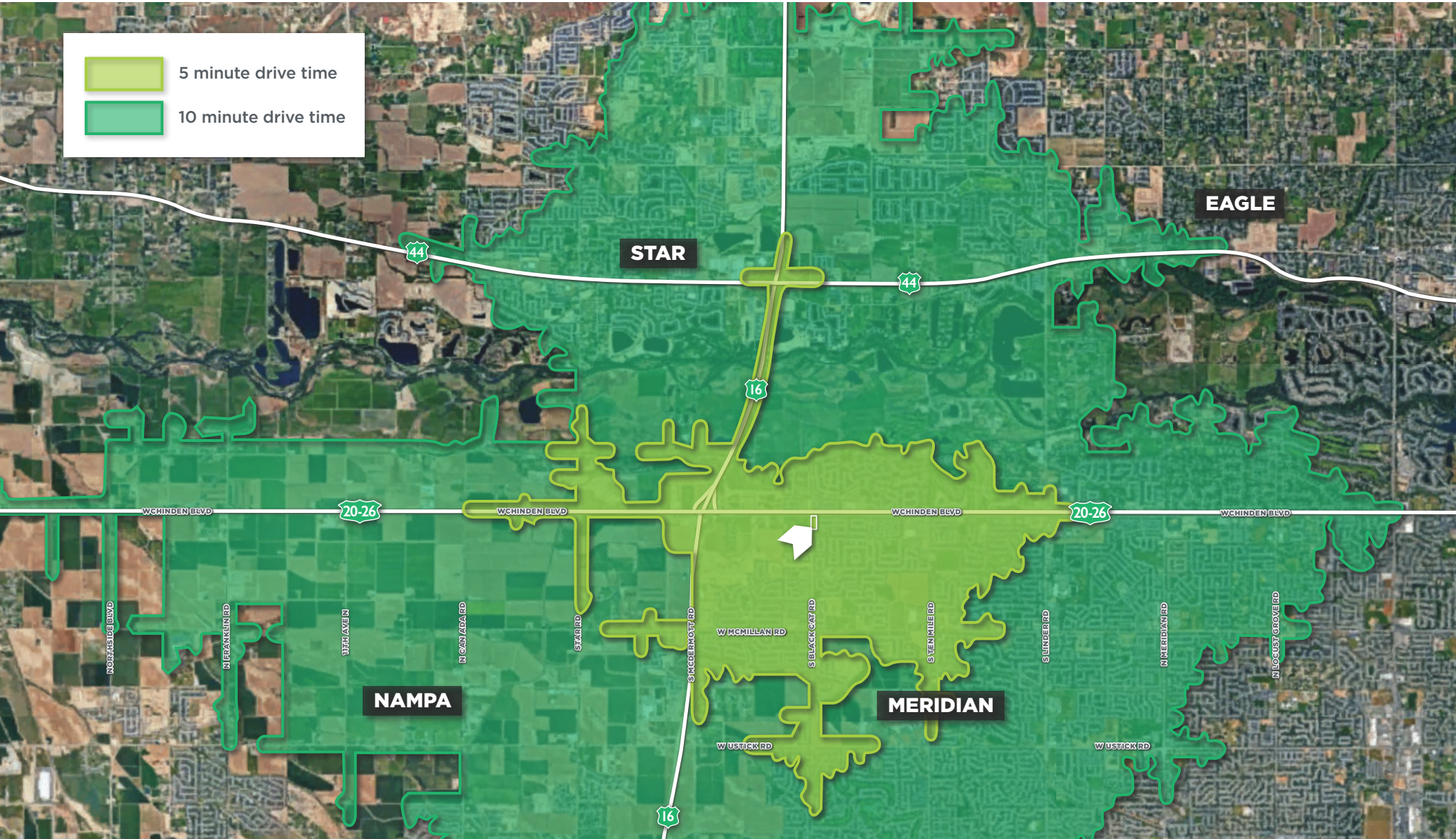
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